

S U M M A R Y

FILE NO.	2268	Thomas Guide Map No.	626
		Date Received:	08/14/07
		Date Distributed:	08/15/07
ENTITY	City of Renton	Date Filed:	
ACTION	Petition for Land Annexation	Expiration 45 Days:	09/26/07
TITLE	Marshall Annexation	Board Meeting:	09/20/07

Location	The site is an "island" located in the northeastern quarter of and surrounded by the existing City of Renton. The western boundary of the site is formed by Anacortes Avenue. The northern boundary of the site is formed by NE 18 th Circle (if extended). The eastern boundary is formed by Duvall Avenue NE. The southern boundary of the site generally follows NE 17 th Street/SE 107 th Place.
Land Area	Approximately 7.6 acres
Land Use	26 single family dwelling units
Population	Approximately 60 persons.
Assessed Valuation	Approximately \$5,761,000
County Comprehensive Plan Designation	Urban Residential Use
County Zoning	R-4 (4 dwelling per gross acre
City Comprehensive Plan	Residential Use – Medium Density
City Zoning	Residential Use: R-8 (Maximum 8 dwelling units per net acre)
District Comprehensive Plan	City of Renton Comprehensive Water & Sewer District Plan
District Franchise	No franchise is required for service to the Marshall Area.
Urban Growth Area (UGA)	The site is located within the Urban Growth Area as identified under the State Growth Management Act, King County Comprehensive Plan and City of Renton Comprehensive Plan.
SEPA Declaration	The proposed annexation is exempt from SEPA pursuant to RCW 43.21C.222.

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Reagan Dunn

King County: Clerk of Council, Department of Natural Resources (DNR); Department of Development and Environmental Services (DDES), Department of Assessments, Department of Transportation (DOT), State Department of Ecology (DOE), King County "911" Program, Office of Management and Budget, Deputy Prosecuting Attorneys' Office, King County Records and Election Division, Fire Marshal Division, Historic Preservation Program, Puget Sound Regional Council, Community and Human Services, Public Health Department

Cities: Not Applicable

Fire Districts: City of Renton Fire Department; King County Fire District No. 25

Water Districts: City of Renton Water Utilities Department; King County Water District No. 90; Cedar River Water & Sewer District; Coal Creek Utility District; Soos Creek Water & Sewer District

Sewer Districts: City of Renton Sewer Utilities Department; Cedar River Water & Sewer District; Soos Creek Water & Sewer District

School Districts: Renton School District No. 403

SUMMARY (File No. 2268)

The City of Renton proposes the annexation of approximately 7.6 acres, known as the Marshall Annexation. This annexation was proposed under the 60% petition method, pursuant to RCW 35A.14. Renton City Council adopted the petition for annexation in June 2007.

The Marshall Area comprises an unincorporated "island" that is entirely surrounded by the existing City of Renton. Annexation of this "island" was by-passed by the City more than 30 years ago; there is no documentation concerning the rationale for this omission. The currently proposed Marshall Area Annexation Notice of Intention is intended to remedy that omission by incorporation of the properties into the City of Renton.

The site is an "island" located in the northeastern quarter of and surrounded by the existing City of Renton. The western boundary of the site is formed by Anacortes Avenue. The northern boundary of the site is formed by NE 18th Circle (if extended). The eastern boundary is formed by Duvall Avenue NE. The southern boundary of the site generally follows NE 17th Street/SE 107th Place.

The unincorporated area is included in the "Annexation Element" of the City of Renton Comprehensive Plan and is located within the Renton Potential Annexation Area. The proposed action is consistent with City of Renton Comprehensive Plan policies addressing annexation, including those provisions which call for inclusion of urban areas within the City together with protection of and provision of services to incorporated areas (e.g., LU-1; LU 37.3; LU-37.5; LU-36; LU-41, and LU-42).

The Marshall Annexation Area is fully developed with residential uses at the present time. Property owners are seeking annexation in order to benefit from local government – including uniform use of lands and obtaining of a full array of public services (e.g., sewer services) from Renton.

The City of Renton has planned for governing lands at this level of urban density and has established standards to guide ongoing uses and new development on the Marshall properties following annexation. More specifically, the City of Renton proposes maintaining residential zoning for the Marshall Area. However, the City would establish zoning and permit development at a slightly greater density (8 units per net acre) than the four units per gross acre permitted by King County. More specifically, in the event that the Marshall Area were to be fully developed based upon King County Zoning Regulations, there could be a maximum total of 47 units on the site. Under the City of Renton Zoning Regulations, 52 homes would be permitted in the Marshall Area.

For any future redevelopment, the City of Renton is prepared to provide development review based upon local standards and applicable King County guidelines. Similarly, the City will provide environmental review to the annexation area based upon local, regional and state regulations for protection of environmentally sensitive areas (e.g., sloped terrain, vegetated areas).

The City of Renton can directly provide (or contract for) urban services to the Marshall Area. For example, upon annexation, the City will provide the Marshall Area with police services. The City will assume responsibility from Fire District No. 25 for provision of fire protection services and emergency medical services.

The City will continue to provide water service to the Marshall Annexation Area. The City will also establish storm water management system requirements for the Marshall Area. At present, homes in the Marshall Area are served by septic systems. Following annexation, the City of Renton Sewer Utilities Department will provide sewer services to the Marshall Area upon request by property owners.

City and County libraries, law and justice facilities, and parks/recreation facilities would be available to the community. Children would continue to attend schools in Renton School District No. 403.

The City of Renton reports that the proposed annexation conforms to the State Growth Management Act (RCW 36.70A.) For example, the annexation is supported by RCW 36.70.20, which requires community planning goals, for urban growth, services and infrastructure, and environmental preservation. Additionally, the application reportedly is consistent with RCW 36.70A.020 (1), encouraging

development in urban areas where there are adequate public services. It is also consistent with RCW 36.70A.020 (12), which calls for public services to support permitted development. Annexation would also permit urban growth – and protection of environmentally sensitive areas – as envisioned in the Growth Management Act.

Further, the Marshall Annexation is reported to be consistent with the King County Comprehensive Plan. Following are examples of King County Comprehensive Plan/Countywide Planning Policies that are addressed by the proposed Marshall Annexation:

FW-13: Cities are the appropriate providers of local urban services to Urban Areas.

LU-31: The County should identify urban development areas within the Urban Growth Area.

LU-32: The County should encourage cities to annex territory within their designated potential annexation area.

LU-33: Land within a city's potential annexation area shall be developed according to local and regional growth phasing plans.

U-203: Population growth should be encouraged in Urban Growth Areas.

U-204: The County should support annexations that are consistent with Countywide Planning Policies and the State Growth Management Act.

U-208: Land capacity shall be provided for residential, commercial and industrial growth.

U-304: Growth should be focused within city boundaries.

The proposed Marshall Annexation is reportedly consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). For example, this annexation would be consistent with Objective 1, which calls for the preservation of neighborhoods. This area is linked to Renton by geographic features social fabric (e.g., similar land uses, open spaces, common terrain features).

Similarly, the annexation would be consistent with Objective 2, which calls for the use of physical boundaries to demarcate an annexation area. For the Marshall Area, boundaries are entirely formed by existing City boundaries.

The Marshall Annexation would also be consistent with Objective 3, which calls for creation of logical service areas. Local residents have petitioned for annexation in order that all services and land use regulations affecting their area may be efficiently coordinated by a single local government unit. The City of Renton is prepared to govern and serve the area.

The proposed annexation is also reportedly consistent with Objectives 4-7, which call for the achievement of reasonable boundaries for a jurisdiction. While the proposed annexation is small in size, the area lies within the Renton PAA and so this incorporation is consistent with City plans to govern and serve the area. This annexation would also be consistent with Objective 8, which calls for inclusion of urban areas within municipalities.

The City of Renton has conducted fiscal analyses related to the proposed Marshall Annexation. At present levels of development, City expenditures are estimated at \$30,580; revenues are estimated at \$27,440. The City will experience a modest net fiscal deficit (\$4000) in conjunction with annexation and governance of the Marshall Annexation Area.

As such, City officials report that the jurisdiction will have sufficient resources to serve the area without a significant impact with respect to cost and adequacy of services, finances, debt structure, or rights of other governmental units. For the present and the future, property owners will assume their share of the regular and special levy rate of the City for capital facilities and public services. Future capital needs and costs will be examined and funded through the Renton Capital Investment Program.

The City of Renton supports this annexation in order to serve citizens of the area. New residential development and coordinated services would benefit the greater Renton community.